
PLANNING AND DEVELOPMENT**Final Inspection Report**
Inspection Summary

Permit #: PRCOM20152703, Building Permit - Commercial**Permit Project Title:** THIRD STREET SOCIAL**Address:** 123 SE 3RD ST, LEES SUMMIT, MO 64063

This work has been inspected and the inspection results noted below. Please call for re-inspection once all corrective actions have been completed. Do not cover any work until approved.

Inspection:	Inspector:	Outcome:	Date:
Occupancy Inspection - Planning	Ron Seyl, Planner	Failed	Thursday, June 16, 2016

Corrective Action Required**1****ADA****PARKING****SIGNAGE**

Per the UDO, every accessible parking space required by this Article shall be identified by a sign, mounted on a pole or other structure, located between thirty-six (36) inches and sixty (60) inches above the ground, measured from the bottom of the sign, at the head of the parking space. Signage shall be placed at a point parallel to the center of the parking space.

All ADA parking signage shall be installed prior to receiving Temporary Certificate of Occupancy.

Corrective Action Required**2****TRASH****ENCLOSURE**

Per UDO requirements, each trash enclosure shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.

A. The trash enclosure gates still need to be installed and painted a color that is compatible with the building.

B. The enclosure masonry walls need to be painted a color that is compatible with the building it serves.

Corrective Action Required**3****ROOFTOP****MECHANICAL****UNIT****SCREENING**

As of June 15, 2016 the RTU screening does not meet the intent of the UDO.

Per UDO requirements, all roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For

additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Staff approved the proposed RTU screening method with the understanding that the units would be totally screened from view. Visual inspection of the current screening clearly shows that the intent of the ordinance has not been met to this point. The units are viewable from the north and east sides as there is currently no screening in place on either side. Screening that meets the intent of the ordinance shall be placed on the north and east sides of the units so that the units are not viewable.

The partial screening of the units on the west and south sides also does not meet the intent of the ordinance, nor does it match the building plans that were reviewed by the Planning Department. Those plans appear to show a solid screen of cedar slats going around the RTU's. There are gaps in the cedar slats that are in place that allow the RTU's to be easily seen from both the west and south sides of the building.

Corrective Action Required
4

REAR BUILDING ADDITION
Per the UDO, all sides of a building shall include similar architectural details materials and colors to avoid a back side or at least to minimize a back side presentation to other buildings or residential neighborhoods.

The rear building addition needs to be painted a color that is compatible with the building.

Occupancy Inspection - Planning	Ron Seyl, Planner	Temporary C of O	Thursday, June 23, 2016
---------------------------------	-------------------	------------------	-------------------------

Corrective Action Required
1

TRASH ENCLOSURE
Per UDO requirements, each trash enclosure shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.

A. The trash enclosure gates still need to be painted a color that is compatible with the building.

B. The enclosure masonry walls need to be painted a color that is compatible with the building it serves.

Corrective Action Required
2

ROOFTOP MECHANICAL UNIT SCREENING
As of June 22, 2016 the RTU screening does not meet the intent of the UDO.

Per UDO requirements, all roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units.

Corrective Action Required

3

REAR

BUILDING

ADDITION

Per the UDO, all sides of a building shall include similar architectural details materials and colors to avoid a back side or at least to minimize a back side presentation to other buildings or residential neighborhoods.

The rear building addition needs to be painted a color that is compatible with the building.

Occupancy Inspection - Planning	Ron Seyl, Planner	Passed	Tuesday, July 05, 2016
---------------------------------	----------------------	--------	------------------------

Comments: